



**37 Wingfield Road | | Norwich | NR3 3HF**

## Offers In Excess Of £220,000

**\*\* FULLY RENOVATED END TERRACE ON A REQUESTED NR3 ROAD WITH NO ONWARD CHAIN \*\*** Gilson Bailey are delighted to offer this beautifully renovated three-bedroom end terrace house, situated in the highly sought after NR3 area of Norwich. Finished to an excellent standard throughout, the accommodation comprises a stylish lounge, dining room, newly fitted modern kitchen and contemporary bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside, there is a low maintenance shingled front garden and a non-bisected rear garden with rear gate access. The property benefits from double glazing, gas central heating and is offered with no onward chain. Having undergone a full renovation throughout, this superb home would make an ideal first time purchase or buy-to-let investment, so be quick to book a viewing.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Location

Wingfield Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

## Accommodation Comprises

Front door to:

Lounge 11'11" x 11'10"

Double glazed window, radiator, cast iron fireplace.

Dining Room 11'11" x 11'10"

Double glazed window, radiator, storage cupboard.

Kitchen 8'9" x 6'2"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side.

**Bathroom 6'1" x 5'5"**

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

## First Floor Landing

Doors to two bedrooms.

Bedroom One 11'11" x 11'11"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'11" x 11'10"

Double glazed window, radiator.

Bedroom Three 8'11" x 6'1"

Double glazed window, radiator.

## Outside Front

Shingled garden with pathway to front door.

## Outside Rear

Artificial lawn, patio area, enclosed by walling and fencing with rear gate access.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Freehold

## Utilities

Full fibre broadband available.  
Mains water and electric.

## Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>87</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>62</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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#### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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